

V. PROJECTED BUILDOUT

Projected buildout figures were calculated for each community area and for the private lands outside of community areas based on the land use maps in the previous section and the allowable densities established for each land use designation (see Tables 2 & 3). The figures for maximum potential dwelling units and maximum potential population are based on the assumption that the maximum number of housing units allowed under general plan land use designations could be developed. This assumption is somewhat unrealistic, however, since large parcels of private land outside of community areas are in many cases unlikely to be developed in the next 20 years due to environmental constraints, lack of access, lack of infrastructure, and community desires to keep large parcels of agricultural lands as open space.

Assuming that the maximum potential number of dwelling units would be developed also assumes that commercially designated lots that are currently developed either with lower density residential uses or with commercial uses would be redeveloped with higher density residential uses. It is probably unrealistic to assume that this would occur on all commercially designated lots.

The anticipated 80 percent buildout figures for dwelling units and population actually assumes an 80 percent buildout in community areas and a 50 percent buildout on private lands outside of community areas. This assumption is also probably high for the reasons stated above.

Individual sheets for each Planning Area are included in this section in the following order:

- Antelope Valley
- Swauger Creek
- Bridgeport Valley
- Bodie Hills
- Mono North (Mono City, Lundy, Cottonwood Canyon Road)
- Mono South (Lee Vining)
- June Lake
- Mammoth Vicinity
- Long Valley
- Wheeler Crest
- Chalfant Valley
- Hammil Valley
- Benton Valley
- Outside Planning Areas

LAND USE ELEMENT

TABLE 2
BUILDOUT BY PLANNING AREA-MONO COUNTY

Planning Area	Maximum Potential Dwelling Units	%Of County Wide Total
	Proposed	%
Antelope Valley	5,194	18.6
Swauger Creek/Devil's Gate	9	0
Bridgeport Valley	3,531	12.6
Bodie Hills	402	1.4
Mono Basin North	1,111	4.0
Mono Basin South	490	1.8
June Lake	3,970	14.2
Mammoth Vicinity	400	1.4
Long Valley	2,600	9.3
Wheeler Crest	645	2.3
Chalfant Valley	661	2.4
Hammil Valley	304	1.1
Benton Valley	3,874	13.9
Outside Planning Areas	4,756	17.0
Countywide Total	27,947	

Notes:

- 1 Numbers may not add up due to rounding.
- a. Buildout change calculated assuming acreage was previously designated Resource Management (RM) which allows a density of 1 dwelling unit/40 acres. Previous buildout would have been 360 dwelling units.
- b. In the 1993 General Plan, the buildout calculation for the June Lake Planning Area did not include the buildout figure for the Rodeo Grounds Specific Plan area. Other buildout calculations for the June Lake Planning Area were miscalculated. Correcting the previous figures results in the proposed buildout; however, there is no real change in buildout from that allowed by the existing land use designations.
- c. In the 1993 General Plan, the total buildout calculation was miscalculated. The total buildout figure for Large Lot Residential (LLR) should have been 620. The total buildout figure for Specific Plan (SP) should have been 690; this figure was included in the total for the Mono North Planning Area but was omitted from the countywide total. The correct total buildout figure has been used in this table.

LAND USE ELEMENT

TABLE 2
BUILDOUT BY PLANNING AREA AND LAND USE DESIGNATIONS

Community Planning Area: ANTELOPE VALLEY

Land Use Designation	Density	Acres	Maximum Potential Dwelling Units
ER Estate Residential	1 du/acre	585	454 ^a
RR Rural Residential	1 du/acre	1,511	398 ^b
RMH Rural Mobile Home	1 du/acre	65	65
SFR Single-Family Residential	5.8 du/acre		
MFR-L Multiple-Family Residential – Low	11.6 du/acre		
MFR-M Multiple-Family Residential – Moderate	15 du/acre		
MFR-H Multiple-Family Residential – High	15 du/acre		
MU Mixed Use	15 du/acre	180	2,700
CL, M Commercial Lodging, Moderate	15 du/acre		
CL, H Commercial Lodging, High	15 du/acre		
RU Rural Resort	1 du/5 acres	11	---
C Commercial	15 du/acre	4	60
SC Service Commercial	---		
IP Industrial Park	---	20	---
I Industrial	---		
RE Resource Extraction	---		
PF Public/Quasi-Public Facilities	---	37	---
RM Resource Management	1 du/40 acres	540	13
OS Open Space	1 du/80 acres		
NHP Natural Habitat Protection	1 du/5 acres		
AG Agriculture	1 du/2.5 ac.	14,894	1,489 ^c
AP Area Plan	---		
SP Specific Plan	---	260	--- ^d
Total Private Lands		18,107	5,179
RM Resource Management – Federal/State	---	6,685	---
OS Open Space – WRID	1 du/80 acres	1,236	15
Other	---		
Total		26,028	5,194

Notes: du = dwelling unit

- 146 acres designated ER 10 (10-acre minimum lot size).
- 1,344 acres designated RR 5 (5-acre minimum lot size); 39 acres designated RR 40 (40-acre minimum lot size).
- AG 10 (10-acre minimum lot size) designated in Antelope Valley.
- This represents the future expansion area for Coleville. No development plan has been proposed.

LAND USE ELEMENT

TABLE 2
BUILDOUT BY PLANNING AREA AND LAND USE DESIGNATIONS

Community Planning Area: SWAUGER CREEK

Land Use Designation	Density	Acres	Maximum Potential Dwelling Units
ER Estate Residential	1 du/acre	348	9a
RR Rural Residential	1 du/acre		
RMH Rural Mobile Home	1 du/acre		
SFR Single-Family Residential	5.8 du/acre		
MFR-L Multiple-Family Residential – Low	11.6 du/acre		
MFR-M Multiple-Family Residential – Moderate	15 du/acre		
MFR-H Multiple-Family Residential – High	15 du/acre		
MU Mixed Use	15 du/acre		
CL, M Commercial Lodging – Moderate	15 du/acre		
CL, H Commercial Lodging – High	15 du/acre		
RU Rural Resort	1 du/5 acres		
C Commercial	15 du/acre		
SC Service Commercial	---		
IP Industrial Park	---		
I Industrial	---		
RE Resource Extraction	---		
PF Public/Quasi-Public Facilities	---		
RM Resource Management	1 du/40 acres		
OS Open Space	1 du/80 acres		
NHP Natural Habitat Protection	1 du/5 acres		
AG Agriculture	1 du/2.5 acres		
AP Area Plan	---		
SP Specific Plan	---		
Total Private Lands		348	9
RM Resource Management--Federal/State	---	1,600	---
Other	---		
Total		1,948	9

Notes:

du = dwelling unit

- a. Designated ER 40 (40-acre minimum lot size).

LAND USE ELEMENT

TABLE 2 BUILDOUT BY PLANNING AREA AND LAND USE DESIGNATIONS
Community Planning Area: BRIDGEPORT VALLEY

Land Use Designation	Density	Acres	Maximum Potential Dwelling Units
ER Estate Residential	1 du/acre	296	296
RR Rural Residential	1 du/acre	30	30
RMH Rural Mobile Home	1 du/acre		
SFR Single-Family Residential	5.8 du/acre	199	1,154
MFR-L Multiple-Family Residential – Low	11.6 du/acre	23	266
MFR-M Multiple-Family Residential – Moderate	15 du/acre	4	60
MFR-H Multiple-Family Residential – High	15 du/acre		
MU Mixed Use	15 du/acre	39	585
CL, M Commercial Lodging – Moderate	15 du/acre		
CL, H Commercial Lodging – High	15 du/acre		
RU Rural Resort	1 du/5 acres	124	---
C Commercial	15 du/acre	26	390
SC Service Commercial	---	2	---
IP Industrial Park	---	21	---
I Industrial	---		
RE Resource Extraction	---		
PF Public/Quasi-Public Facilities	---	183	---
RM Resource Management	1 du/40 acres	854	21
OS Open Space	1 du/80 acres		
NHP Natural Habitat Protection	1 du/5 acres		
AG Agriculture	1 du/2.5 ac.	24,823	691 ^a
AP Area Plan	---		
SP Specific Plan	---	167	--- ^b
Total Private Lands		26,791	3,493
RM Resource Management – Federal/State	---	17,936	---
OS Open Space – WRID	1 du/80 acres	3,066	38
Total		47,793	3,531

Notes: du = dwelling unit

- 66 acres designated AG 10 (10-acre min. parcel size). 115 acres designated AG 20 (20-acre min. parcel size). Dwelling unit potential for remaining 24,602 acres calculated using the development credits program established in Hammil Valley which allows a certain number of units to be developed per parcel, depending on the size of the parcel and the ownership. In Bridgeport Valley it results in 678 potential du for the 24,602 acres.
- Development of the remaining 167 acres in the Bridgeport Community is constrained by identified wetlands; special considerations are necessary for development. No development plan has been submitted for either of these areas.

LAND USE ELEMENT

TABLE 2
BUILDOUT BY PLANNING AREA AND LAND USE DESIGNATIONS

Community Planning Area: BODIE HILLS

Land Use Designation	Density	Acres	Maximum Potential Dwelling Units
ER Estate Residential	1 du/acre		
RR Rural Residential	1 du/acre		
RMH Rural Mobile Home	1 du/acre		
SFR Single-Family Residential	5.8 du/acre		
MFR-L Multiple-Family Residential – Low	11.6 du/acre		
MFR-M Multiple-Family Residential – Moderate	15 du/acre		
MFR-H Multiple-Family Residential – High	15 du/acre		
MU Mixed Use	15 du/acre		
CL, M Commercial Lodging – Moderate	15 du/acre		
CL, H Commercial Lodging – High	15 du/acre		
RU Rural Resort	1 du/5 acres	155 ^b	---
C Commercial	15 du/acre		
SC Service Commercial	---		
IP Industrial Park	---		
I Industrial	---		
RE Resource Extraction	---		
PF Public/Quasi-Public Facilities	---		
RM Resource Management	1 du/40 acres		
OS Open Space	1 du/80 acres		
NHP Natural Habitat Protection	1 du/5 acres		
AG Agriculture	1 du/2.5 ac.	14,251	402 ^a
AP Area Plan	---		
SP Specific Plan	---		
Total Private Lands		14,406	402 ^c
RM Resource Management – Federal/State	---	114,994	---
Other	---		
Total		129,400	402

Notes:

du = dwelling unit

- Dwelling units were calculated using the development credits program established in Hammil Valley which allows a certain number of units to be developed per parcel, depending on the size of the parcel and the ownership.
- The Bodie RV Park Specific Plan.
- This figure does not include any lands within the Bodie Area of Critical Environmental Concern (ACEC) established by the Bureau of Land Management.

LAND USE ELEMENT

TABLE 2
BUILDOUT BY PLANNING AREA AND LAND USE DESIGNATIONS

Community Planning Area: MONO BASIN NORTH
(MONO CITY, LUNDY, COTTONWOOD CANYON ROAD)

Land Use Designation	Density	Acres	Maximum Potential Dwelling Units
ER Estate Residential	1 du/acre	410	10 ^a
RR Rural Residential	1 du/acre	301	15 ^b
RMH Rural Mobile Home	1 du/acre		
SFR Single-Family Residential	5.8 du/acre	190	192 ^c
MFR-L Multiple-Family Residential – Low	11.6 du/acre		
MFR-M Multiple-Family Residential – Moderate	15 du/acre		
MFR-H Multiple-Family Residential – High	15 du/acre		
MU Mixed Use	15 du/acre		
CL, M Commercial Lodging – Moderate	15 du/acre		
CL, H Commercial Lodging – High	15 du/acre		
RU Rural Resort	1 du/5 acres	1	---
C Commercial	15 du/acre		
SC Service Commercial	---	3	---
IP Industrial Park	---		
I Industrial	---		
RE Resource Extraction	---		
PF Public/Quasi-Public Facilities	---		
RM Resource Management	1 du/40 acres	4,807	120
OS Open Space	1 du/80 acres		
NHP Natural Habitat Protection	1 du/5 acres		
AG Agriculture	1 du/2.5 ac.	255	68 ^d
AP Area Plan	---		
SP Specific Plan	---	878	690 ^e
Total Private Lands		6,845	1,095
RM Resource Management – Federal/State	---	26,454	---
OS Open Space – LADWP	1 du/80 acres	797	10
OS Open Space – SCE	1 du/80 acres	521	6
Total		34,617	1,111

Notes

du = dwelling unit

- 410 acres designated ER-40 (40-acre minimum lot size).
- RR-20 (20-acre minimum lot size).
- The existing subdivision in Mono City has a minimum lot size of 10,000 square feet and provides for 180 units; 125 acres in Lundy Canyon designated SFR 10 (10-acre min. lot size).
- 95 acres at AG 20 (20-acre minimum lot size).
- Figure from Conway Ranch Specific Plan.

LAND USE ELEMENT

TABLE 2
BUILDOUT BY PLANNING AREA AND LAND USE DESIGNATIONS

Community Planning Area: MONO BASIN SOUTH (LEE VINING)

Land Use Designation	Density	Acres	Maximum Potential Dwelling Units
ER Estate Residential	1 du/acre		
RR Rural Residential	1 du/acre		
RMH Rural Mobile Home	1 du/acre		
SFR Single-Family Residential	5.8 du/acre	4	23
MFR-L Multiple-Family Residential – Low	11.6 du/acre		
MFR-M Multiple-Family Residential – Moderate	15 du/acre		
MFR-H Multiple-Family Residential – High	15 du/acre		
MU Mixed Use	15 du/acre		
CL, M Commercial Lodging – Moderate	15 du/acre		
CL, H Commercial Lodging – High	15 du/acre		
RU Rural Resort	1 du/5 acres		
C Commercial	15 du/acre	28	420
SC Service Commercial	---		
IP Industrial Park	---		
I Industrial	---	18	---
RE Resource Extraction	---		
PF Public/Quasi-Public Facilities	---	37	---
RM Resource Management	1 du/40 acres		
OS Open Space	1 du/80 acres		
NHP Natural Habitat Protection	1 du/5 acres		
AG Agriculture	1 du/2.5 ac.		
AP Area Plan	---		
SP Specific Plan	---	74	10 ^a
Total Private Lands		161	453 ^b
RM Resource Management – Federal/State	---	4,062	---
OS Open Space – LADWP	1 du/80 acres	2,607	32
OS Open Space – SCE	1 du/80 acres	435	5
Other PF – USFS Mono Lake Visitor Center	---	72	---
Total		7,337	490

Notes: du = dwelling unit

- 74 acres = the Tioga Inn Specific Plan which permits 10 residential dwelling units. The remaining areas designated on the land use maps as SP are future potential expansion areas for Lee Vining that are now owned by LADWP.
- Also includes land leased from LADWP.

LAND USE ELEMENT

TABLE 2
BUILDOUT BY PLANNING AREA AND LAND USE DESIGNATIONS

Community Planning Area: JUNE LAKE

Land Use Designation	Density	Acres	Maximum Potential Dwelling Units
ER Estate Residential	1 du/acre	9	9
RR Rural Residential	1 du/acre		
RMH Rural Mobile Home	1 du/acre		
SFR Single-Family Residential	5.8 du/acre	164	951
MFR-L Multiple-Family Residential – Low	11.6 du/acre	9	104
MFR-M Multiple-Family Residential – Moderate	15 du/acre	9	135
MFR-H Multiple-Family Residential – High	15 du/acre		
MU Mixed Use	15 du/acre	14	210
CL, M Commercial Lodging – Moderate	15 du/acre	21	315
CL, H Commercial Lodging – High	15 du/acre	20	300
RU Rural Resort	1 du/5 acres	152	---
C Commercial	15 du/acre	26	390
SC Service Commercial	---		
IP Industrial Park	---		
I Industrial	---		
RE Resource Extraction	---	132	---
PF Public/Quasi-Public Facilities	---	4	---
RM Resource Management	1 du/40 acres		
OS Open Space	1 du/80 acres		
NHP Natural Habitat Protection	1 du/5 acres	31	6
AG Agriculture	1 du/2.5 ac.		
AP Area Plan	---		
SP Specific Plan	---	145	1,450 ^a
Total Private Lands		736	3,870
RM Resource Management – Federal/State	---	46,892	---
OS Open Space – LADWP	1 du/80 acres	8,024	100
Other	---		
Total		55,652	3,970

Notes:

du = dwelling unit

- a. 145 acres = Rodeo Grounds Specific Plan which permits 10 du/acre. Other sites identified as SP on the June Lake Land Use Maps reflect potential exchange parcels with the US Forest Service.

LAND USE ELEMENT

TABLE 2
BUILDOUT BY PLANNING AREA AND LAND USE DESIGNATIONS

Community Planning Area: MAMMOTH VICINITY

Land Use Designation	Density	Acres	Maximum Potential Dwelling Units
ER Estate Residential	1 du/acre		
RR Rural Residential	1 du/acre		
RMH Rural Mobile Home	1 du/acre		
SFR Single-Family Residential	5.8 du/acre		
MFR-L Multiple-Family Residential – Low	11.6 du/acre		
MFR-M Multiple-Family Residential – Moderate	15 du/acre		
MFR-H Multiple-Family Residential – High	15 du/acre		
MU Mixed Use	15 du/acre		
CL, M Commercial Lodging – Moderate	15 du/acre		
CL, H Commercial Lodging – High	15 du/acre		
RU Rural Resort	1 du/5 acres		
C Commercial	15 du/acre		
SC Service Commercial	---		
IP Industrial Park	---		
I Industrial	---	36	---
RE Resource Extraction	---	304	---
PF Public/Quasi-Public Facilities	---	206	---
RM Resource Management	1 du/40 acres	516	13
OS Open Space	1 du/80 acres		
NHP Natural Habitat Protection	1 du/5 acres		
AG Agriculture	1 du/2.5 acres	3,084	211 ^a
AP Area Plan	---		
SP Specific Plan	---	141	--- ^b
Total Private Lands		4,287	224
RM Resource Management – Federal/State	---	92,623	---
OS Open Space – LADWP	1 du/80 acres	14,136	176
Other – Town of Mammoth Lakes Private Lands	---	(2,200) ^c	---
Total		111,046	400

Notes: du = dwelling unit

- Inaja Ranch = 1,234 acres. Inaja Ranch has 26 seasonal use cabins. The remaining 770 acres is estimated to allow a maximum density of 1 du/10 acres.
- Hot Creek Ranch = 141 acres. No development plan has been submitted for that seasonal use facility.
- This acreage figure is not included in the total acreage since planning authority for those private lands lies with the Town of Mammoth Lakes.

LAND USE ELEMENT

TABLE 2 BUILDOUT BY PLANNING AREA AND LAND USE DESIGNATIONS
Community Planning Area: LONG VALLEY

Land Use Designation	Density	Acres	Maximum Potential Dwelling Units
ER Estate Residential	1 du/acre	349	123 ^a
RR Rural Residential	1 du/acre	143	24 ^{b & d}
RMH Rural Mobile Home	1 du/acre		
SFR Single-Family Residential	5.8 du/acre	339	896 ^c
MFR-L Multiple-Family Residential – Low	11.6 du/acre		
MFR-M Multiple-Family Residential – Moderate	15 du/acre	4	60
MFR-H Multiple-Family Residential – High	15 du/acre	9	135
MU Mixed Use	15 du/acre	37	555
CL, M Commercial Lodging – Moderate	15 du/acre		
CL, H Commercial Lodging – High	15 du/acre		
RU Rural Resort	1 du/5 acres		
C Commercial	15 du/acre	39	585
SC Service Commercial	---	1	---
IP Industrial Park	---		
I Industrial	---		
RE Resource Extraction	---		
PF Public/Quasi-Public Facilities	---	34	---
RM Resource Management	1 du/40 acres		
OS Open Space	1 du/80 acres		
NHP Natural Habitat Protection	1 du/5 acres		
AG Agriculture	1 du/2.5 ac.	3	1
AP Area Plan	---		
SP Specific Plan	---	80	114 ^e
Total Private Lands		1,037	2,493
RM Resource Management – Federal/State	---	10,270	---
OS Open Space – LADWP	1 du/80 acres	8,625	107
Total		19,932	2,600

Notes: du = dwelling unit

- 10 acres designated ER 1.5 (1.5-acre min. lot size); 188 acres designated ER 3(3-acre min. lot size); 122 acres designated ER 5 (5-acre min. lot size).
- 71 acres designated RR 10 (10-acre min. lot size); 69 acres designated RR 5 (5-acre min. lot size).
- 6 acres designated SFR 10,000 (10,000 square feet min. lot size); 179 acres designated SFR 15,000 (15,000 square feet min. lot size); 80 acres designated SFR 0.5 (0.5-acre min. lot size); 50 acres designated SFR 1 (1 acre min. lot size); 24 acres designated SFR 7,500 (7,500 sq. ft. min. lot size).
- 58 acres in Long Valley covers an area impacted by avalanches which requires special studies for development. No development plan has been submitted for that area.
- 80 acres in Hilton Creek is the Lakeridge Ranch Specific Plan which permits the development of 114 single-family residences.

LAND USE ELEMENT

TABLE 2
BUILDOUT BY PLANNING AREA AND LAND USE DESIGNATIONS

Community Planning Area: WHEELER CREST

Land Use Designation	Density	Acres	Maximum Potential Dwelling Units
ER Estate Residential	1 du/acre	953	636 ^a
RR Rural Residential	1 du/acre		
RMH Rural Mobile Home	1 du/acre		
SFR Single-Family Residential	5.8 du/acre		
MFR-L Multiple-Family Residential – Low	11.6 du/acre		
MFR-M Multiple-Family Residential – Moderate	15 du/acre		
MFR-H Multiple-Family Residential – High	15 du/acre		
MU Mixed Use	15 du/acre		
CL, M Commercial Lodging – Moderate	15 du/acre		
CL, H Commercial Lodging – High	15 du/acre		
RU Rural Resort	1 du/5 acres		
C Commercial	15 du/acre		
SC Service Commercial	---		
IP Industrial Park	---		
I Industrial	---		
RE Resource Extraction	---		
PF Public/Quasi-Public Facilities	---	1	---
RM Resource Management	1 du/40 acres		
OS Open Space	1 du/80 acres		
NHP Natural Habitat Protection	1 du/5 acres		
AG Agriculture	1 du/2.5 acres		
AP Area Plan	---		
SP Specific Plan	---		
Total Private Lands		954	636
RM Resource Management – Federal/State	---	4,149	---
OS Open Space – LADWP	1 du/80 acres	725	9
Other	---		
Total		5,828	645

Notes:

du = dwelling unit

- a. The Wheeler Crest Area Plan limits densities to 1 du/acre in existing developed areas, and 1 du/2 acres in other areas. Dwelling units were calculated assuming 319 acres at 1 du/acre and 634 acres at 1 du/2 acres.

LAND USE ELEMENT

TABLE 2
BUILDOUT BY PLANNING AREA AND LAND USE DESIGNATIONS

Community Planning Area: CHALFANT VALLEY

Land Use Designation	Density	Acres	Maximum Potential Dwelling Units
ER Estate Residential	1 du/acre	109	109
RR Rural Residential	1 du/acre		
RMH Rural Mobile Home	1 du/acre	443	365 ^a
SFR Single-Family Residential	5.8 du/acre		
MFR-L Multiple-Family Residential – Low	11.6 du/acre		
MFR-M Multiple-Family Residential – Moderate	15 du/acre		
MFR-H Multiple-Family Residential – High	15 du/acre		
MU Mixed Use	15 du/acre		
CL, M Commercial Lodging – Moderate	15 du/acre		
CL, H Commercial Lodging – High	15 du/acre		
RU Rural Resort	1 du/5 acres		
C Commercial	15 du/acre	1	15
SC Service Commercial	---	3	1
IP Industrial Park	---		
I Industrial	---		
RE Resource Extraction	---	40	---
PF Public/Quasi-Public Facilities	---	3	---
RM Resource Management	1 du/40 acres	162	5
OS Open Space	1 du/80 acres		
NHP Natural Habitat Protection	1 du/5 acres		
AG Agriculture	1 du/2.5 acres	1,136	69 ^b
AP Area Plan	---		
SP Specific Plan	---	---	---
Total Private Lands		1,897	564
RM Resource Management – Federal/State	---	44,403	---
OS Open Space – LADWP	1 du/80 acres	7,769	97
Other	---		
Total		54,069	661

Notes:

du = dwelling unit

- a. 100 acres at 5-acre minimum lot size; 10 acres at 2-acre minimum lot size.
- b. 1,030 acres at 40-acre minimum lot size.

LAND USE ELEMENT

TABLE 2
BUILDOUT BY PLANNING AREA AND LAND USE DESIGNATIONS

Community Planning Area: HAMMIL VALLEY

Land Use Designation	Density	Acres	Maximum Potential Dwelling Units
ER Estate Residential	1 du/acre		
RR Rural Residential	1 du/acre	411	17 ^a
RMH Rural Mobile Home	1 du/acre		
SFR Single-Family Residential	5.8 du/acre		
MFR-L Multiple-Family Residential – Low	11.6 du/acre		
MFR-M Multiple-Family Residential – Moderate	15 du/acre		
MFR-H Multiple-Family Residential – High	15 du/acre		
MU Mixed Use	15 du/acre		
CL, M Commercial Lodging – Moderate	15 du/acre		
CL, H Commercial Lodging – High	15 du/acre		
RU Rural Resort	1 du/5 acres		
C Commercial	15 du/acre		
SC Service Commercial	---		
IP Industrial Park	---		
I Industrial	---		
RE Resource Extraction	---		
PF Public/Quasi-Public Facilities	---	3	---
RM Resource Management	1 du/40 acres	355	9
OS Open Space	1 du/80 acres		
NHP Natural Habitat Protection	1 du/5 acres		
AG Agriculture	1 du/2.5 ac.	6,134	278 ^a
AP Area Plan	---		
SP Specific Plan	---		
Total Private Lands		6,903	304
RM Resource Management – Federal/State	---	60,674	---
Other	---		
Total		67,577	304

Notes:

du = dwelling unit

- Hammil Valley has a development credits program which allows a certain number of units to be developed per parcel, depending on the size of the parcel and the ownership. Dwelling units were calculated using the Development Credits Table included in the land use policies for the Tri-Valley.

LAND USE ELEMENT

TABLE 2
BUILDOUT BY PLANNING AREA AND LAND USE DESIGNATIONS

Community Planning Area: BENTON VALLEY

Land Use Designation	Density	Acres	Maximum Potential Dwelling Units
ER Estate Residential	1 du/acre		
RR Rural Residential	1 du/acre	1,799	586 ^a
RMH Rural Mobile Home	1 du/acre		
SFR Single-Family Residential	5.8 du/acre		
MFR-L Multiple-Family Residential – Low	11.6 du/acre		
MFR-M Multiple-Family Residential – Moderate	15 du/acre		
MFR-H Multiple-Family Residential – High	15 du/acre		
MU Mixed Use	15 du/acre	110	1,650 ^b
CL, M Commercial Lodging – Moderate	15 du/acre		
CL, H Commercial Lodging – High	15 du/acre		
RU Rural Resort	1 du/5 acres	35	---
C Commercial	15 du/acre	15	225 ^b
SC Service Commercial	---		
IP Industrial Park	---		
I Industrial	---	40	---
RE Resource Extraction	---		
PF Public/Quasi-Public Facilities	---	45	---
RM Resource Management	1 du/40 acres	893	22
OS Open Space	1 du/80 acres		
NHP Natural Habitat Protection	1 du/5 acres		
AG Agriculture	1 du/2.5 ac.	3,578	1,391
AP Area Plan	---		
SP Specific Plan	---		
Total Private Lands		6,515	3,874
RM Resource Management – Federal/State	---	37,248	---
Other	---		
Total		43,763	3,874

Notes:

du = dwelling unit

- 492 acres RR; 288 acres RR 4 (4-acre minimum lot size); 16 acres RR 7 (7-acre minimum lot size); 775 acres RR 5 (5-acre minimum lot size); 134 acres RR 10 (10-acre minimum lot size); 234 acres RR 40 (40-acre minimum lot size).
- Assumes the development of a water and sewer system to obtain this density.
- 202 acres designated AG 5 (5 acre minimum lot size); 22 acres AG 7 (7-acre minimum lot size).

LAND USE ELEMENT

TABLE 2 BUILDOUT BY PLANNING AREA AND LAND USE DESIGNATIONS
Community Planning Area: OUTSIDE PLANNING AREAS

Land Use Designation	Density	Acres	Maximum Potential Dwelling Units
ER Estate Residential	1 du/acre	1,367	152 ^a
RR Rural Residential	1 du/acre	6	6
RMH Rural Mobile Home	1 du/acre		
SFR Single -Family Residential	5.8 du/acre	132	765
MFR-L Multiple-Family Residential – Low	11.6 du/acre		
MFR-M Multiple-Family Residential – Moderate	15 du/acre		
MFR-H Multiple Family Residential – High	15 du/acre		
MU Mixed Use	15 du/acre		
CL, M Commercial Lodging – Moderate	15 du/acre		
CL, H Commercial Lodging – High	15 du/acre		
RU Rural Resort	1 du/5 acres	95	---
C Commercial	15 du/acre	34	510 ^b
SC Service Commercial	---	3	---
IP Industrial Park	---		
I Industrial	---		
RE Resource Extraction	---	80	---
PF Public/Quasi-Public Facilities	---	2	---
RM Resource Management	1 du/40 acres	21,683	542
OS Open Space	1 du/80 acres		
NHP Natural Habitat Protection	1 du/5 acres		
AG Agriculture	1 du/2.5 ac.	10,999	2,524 ^c
SAA Scenic Area Agriculture		4	4
AP Area Plan	---		
SP Specific Plan	---		
Total Private Lands		34,404	4,503
RM Resource Management – Federal/State	---	1,323,992	---
OS Open Space – LADWP	1 du/80 acres	19,038	238
OS Open Space – Sierra Pacific Power	1 du/80 acres	946	11
OS Open Space – SCE	1 du/80 acres	380	4
Total		1,378,760	4,756

Notes: du = dwelling unit

- a. 286 acres designated ER 5 (5-acre minimum lot size); 221 acres designated ER 20 (20-acre minimum lot size); 796 acres designated ER 40 (40-acre minimum lot size).
- b. Assumes the development of a water and sewer system to obtain this density.
- c. Dwelling unit potential for 5,182 acres calculated using the development credits program established in Hammil Valley which allows a certain number of units to be developed per parcel, depending on the size of the parcel and the ownership. In Huntoon/Buckeye Valley it results in 200 potential du for the 5,182 acres.

LAND USE ELEMENT

TABLE 3
BUILDOUT BY LAND USE DESIGNATIONS—COUNTYWIDE TOTALS

Land Use Designation	Density	Acres	Maximum Potential Dwelling Units
ER Estate Residential	1 du/acre	4,426	1,798
RR Rural Residential	1 du/acre	4,201	1,076
RMH Rural Mobile Home	1 du/acre	508	430
SFR Single-Family Residential	5.8 du/acre	1,027	3,981
MFR-L Multiple-Family Residential – Low	11.6 du/acre	32	370
MFR-M Multiple-Family Residential –Moderate	15 du/acre	17	255
MFR-H Multiple-Family Residential – High	15 du/acre	9	135
MU Mixed Use	15 du/acre	380	5,700
CL, M Commercial Lodging – Moderate	15 du/acre	21	315
CL, H Commercial Lodging – High	15 du/acre	20	300
RU Rural Resort	1 du/5 acres	573	---
C Commercial	15 du/acre	173	2,595
SC Service Commercial	---	12	---
IP Industrial Park	---	41	---
I Industrial	---	94	---
RE Resource Extraction	---	556	---
PF Public/Quasi-Public Facilities	---	555	---
RM Resource Management	1 du/40 acres	29,810	745
OS Open Space	1 du/80 acres	---	---
NHP Natural Habitat Protection	1 du/5 acres	31	6
AG Agriculture	1 du/2.5 acres	79,156	7,124
SAA Scenic Area Agriculture		4	4
AP Area Plan	---	---	---
SP Specific Plan	---	1,745	2,264
Total Private Lands	---	123,391	27,099
RM Resource Management--Federal/State	---	1,791,982	---
OS Open Space – LADWP	1 du/80 acres	61,721	769
OS Open Space – WRID	1 du/80 acres	4,302	53
OS Open Space – Sierra Pacific Power	1 du/80 acres	946	11
OS Open Space – SCE	1 du/80 acres	1,336	15
Town of Mammoth Lakes Private Lands	---	(2,200)	---
PF – USFS Mono Lake Visitor Center	---	72	---
Total	---	1,985,950	27,947

This table is a revision of Table 3 in the Land Use Element of the 1993 General Plan. There are separate sheets for each Planning Area in addition to the summary sheet shown here.

BUILDOUT BY LAND USE DESIGNATIONS—COUNTYWIDE TOTALS (Table 3 Continued)**Notes:**

- du = dwelling unit.
- Numbers may not add up due to rounding.
- Maximum potential dwelling units may not equal total acreage multiplied by the allowable density. This is due to the designation of minimum lot sizes other than those established by the allowable density.
- The acreage figure for the Town of Mammoth Lakes Private Lands is not included in the total private lands acreage since planning authority for those lands lies with the Town of Mammoth Lakes.
- The private land total has changed from the existing total in Table 3 in the Land Use Element of the 1993 General Plan due to more accurate maps, more precise calculations (including the exclusion of streets), and land exchanges and sales which have occurred between public and private ownership since 1993.
- The calculations for maximum potential dwelling units do not include the potential for secondary housing units where it is available.
- The maximum potential dwelling units have not been calculated for the Rural Resort (RU) designation. Although the designation allows one du/5 acres, it does not allow subdivisions. Other environmental constraints also limit development on that land. No development plans have been submitted for most of the property designated RU.
- Densities over 1 du/acre are dependent on the availability of community water and sewer services. As a result, the maximum allowable buildout is unlikely to occur on parcels with designations which allow multi-family residential development.
- The maximum allowable buildout is also unlikely to occur on parcels designated Open Space (OS). All the parcels designated OS are owned by utility companies (LADWP, WRID, Sierra Pacific Power, and SCE). Due to environmental constraints and the ownership, it is unlikely that these lands will develop, particularly to their maximum allowable buildout.
- The 31 acres designated Natural Habitat Protection (NHP) were overlooked in the 1993 General Plan.
- The 1,336 acres designated Open Space (OS)–SCE were overlooked in the 1993 General Plan.
- A small reduction in the total acreage designated Resource Management (RM)–Federal/State reflects land exchanges and more precise maps.